



City of
Evans, Colorado

MINUTES
EVANS PLANNING COMMISSION
Regular Meeting
February 11, 2014 – 6:00 p.m.

CALL TO ORDER

Chairperson Brothe called the meeting to order at 6:00 p.m.

ROLL CALL

Present: Chairman Brothe, Commissioner Grigson, and Commissioner Eisele
(***Secretary Note: Commissioner Phillips arrived at 6:06 p.m.**)

Zach Ratkai, Building & Development Manager introduced Richard Eisele as the recently appointed Planning Commissioner and welcomed him to the Board.

Chairman Brothe expressed the Commissions condolences to the family of former Planning Commissioner Jerry Numoto who recently passed away. He commented Mr. Numoto's service to the community was valuable and appreciated.

APPROVAL OF MINUTES

Commissioner Grigson made a motion to adopt the October 10, 2013 meeting minutes. Upon a second by Commissioner Eisele, the motion was unanimously adopted.

APPROVAL OF AGENDA

The Agenda was approved unanimously with no changes.

AGENDA ITEMS

A. Comprehensive Sign Program – 3808 Carson Avenue

PRESENTED BY: N. Zach Ratkai, Building and Development Manager
ACTION: Recommendation to City Council
APPROVED BY: N. Zach Ratkai, Building and Development Manager
CITY COUNCIL DATE: N/A

BACKGROUND INFORMATION		
Location:	3808 Carson Avenue	
Applicants:	AdCon Signs	
Existing Land Use:	Industrial/Office	
Proposed Land Use:	Industrial/Office	
Surrounding Land Use:	North	Industrial/Office
	South	Industrial/Office
	East	Evans City Hall
	West	Industrial/Office
Existing Zoning:	I-3, Heavy Industrial	
Proposed Zoning:	No change	
Surrounding Zoning:	North	I-3
	South	I-3
	East	C-3
	West	I-3
Future Land Use Designation:	Industrial – Business Park	

DESCRIPTION:

Staff has received a request from FR Holdings LTD, property owner, represented by AdCon Signs, for a Comprehensive Sign Program in order to replace the existing monument sign at 3808 Carson Avenue with a sign that would include the names of the businesses located there.

Under Section 19.45.080, Permanent Signs Requiring a Permit, of the Evans Municipal Code, freestanding multi-tenant signs require a Comprehensive Sign Program to be

approved by the Planning Commission. The Commission's decision can be appealed to the City Council.

According to Section 19.45.080 of the Evans Municipal Code, the following must be considered by the Planning Commission and staff in order to approve the planned sign program:

- Classification and speed limit of adjoining roads

Carson Avenue is a collector roadway and is limited to thirty (30) miles per hour.

- Proximity of residential property

This property is located approximately 300 feet from residential to the north, 875 feet to the east, and 775 feet to the west and 300 feet to the south. Staff contends that this application for a multi-tenant sign will not adversely affect residential property in Evans.

- Location of proposed signs and proximity of signs to sidewalks, roads and driveways

The proposed sign will be along Carson Avenue on the western portion of the property. This sign will be located 13 feet from the flowline of Carson Avenue and approximately 30 feet from the driveways onto the property. There is no sidewalk in front of the property.

- Potential number of tenants in the center

There are 4 units in the center, which all can be split resulting in the maximum of 8 units. The sign proposed will allow for signage for up to 8 tenants.

- Integration with building architecture and/or character of subdivision

Staff contends that the new sign proposed integrates well with the building and improves the character of the neighborhood.

- Any other factor(s) the Planning Commission deems relevant

None from staff.

The Code also states that, "Multi-tenant and subdivision signs shall comply with the freestanding sign provisions contained herein regarding size, height, setback, and separation requirements, *unless otherwise approved by the Planning Commission as part of a comprehensive sign program.*" (Emphasis added.)

The total area of freestanding signage allowed is 300 square feet. The proposed sign is approximately 36 square feet. The proposed height is 6 feet at the top of the post. It

does, however, meet the setback requirement of 10 feet from the curb line as well as the separation requirement.

RECOMMENDATION:

Mr. Ratkai presented the staff report and recommend that the Planning Commission forward a recommendation of approval of the requested Comprehensive Sign Program for 3808 Carson Avenue, to the City Council.

There was no citizen participation the public hearing was closed.

COMMISSIONER COMMENTS

Mr. Ratkai responded to Commissioner Grigson clarifying the sign was a new sign.

Commissioner Eisele stated he supported the item, with the assurance the sign was placed in a position that would not interfere with traffic, commenting that it appeared to be adequate.

Commissioner Grigson made a motion to approve the Proposed Comprehensive Sign Program for 3808 Carson Avenue. Upon a second by Commissioner Eisele, the motion was unanimously adopted. (Commissioner Phillips did not vote on the motion as he arrived during the staff presentation.)

B. City Council Resolution No. 05-20014 – Approving the U.S. Highway 85 Overlay District Master Plan.

PRESENTED BY: Baseline Corporation, Vincent Harris, AICP
PREPARED BY: Cory Miller, Associate Planner
ACTION: Recommendation to City Council
APPROVED BY: Sheryl Trent, Economic Development Director
CITY COUNCIL DATE: Tuesday, February 18, 2014 at 7:30 PM

BACKGROUND INFORMATION		
Location:		U.S. Highway 85 Overlay District (map attached)
Applicants:		The City of Evans
Existing Land Use:		Various
Proposed Land Use:		Various
Surrounding Land Use:	North	Out of City limits
	South	Out of City limits
	East	Various
	West	Various
Existing Zoning:		C-3, I-2, I-3, R-1, R-2, RC
Proposed Zoning:		No change
Surrounding Zoning:	North	Out of City limits
	South	Out of City limits
	East	RC, R-1, R-2, RMFH, I-1, C-3
	West	C-3, R-1, R-3, I-1, I-3
Future Land Use Designation:		Various

PROJECT DESCRIPTION:

The City of Evans proposes the creation of the US Highway 85 Overlay District Master Plan. The new plan will serve as an extension of the City of Evans Comprehensive Plan and will guide development and redevelopment projects within the Highway 85 Overlay District. The new plan proposes future land use categories and traffic network improvements that will address economic decline present along the corridor.

The proposed Master Plan is strongly influenced by work completed June of 2013, that revised Chapter 19.62 of the City of Evans Municipal Code and established up-to-date Highway 85 Overlay District Design Standards (Ordinance No. 560-13).

The revisions to Chapter 19.62 better clarified quality site planning, design, permitted uses, vehicular and pedestrian access and streetscape expectations with the Highway 85 Overlay District. The recommended Land Use Categories proposed in the US Highway 85 Overlay District Master Plan will help promote these design standards through the promotion of increased development flexibility. The US Highway 85 Overlay District Master Plan will assist with guiding future development proposals in the following ways:

- The Master Plan will help unify fragmented land uses present along the corridor by focusing specific future development types into specific areas (e.g. auto, office); and
- Promote infrastructure improvements to create safe access opportunities and improve traffic circulation and flows; and
- Address transportation linkages and connections to promote better safety, health related options, and quality access for local residents; and
- Address the lack of vibrant pedestrian and bicycle infrastructure to connect the surrounding neighborhoods and community to the planned and existing park and trail systems, and commercial uses

Many of the proposed recommendations included within the master plan document incorporate goals and objectives from the City of Evans Comprehensive Plan (2010), the US 85 Corridor Master Plan (2002), and the US 85 Access Control Plan (1999).

If the Plan is adopted, all future developments and redevelopments in the Highway 85 Overlay District will be reviewed against the following land-use categories and traffic network improvements.

The plan creates the following recommendations for future land use categories:

- **High Retail Commercial** – traditional retail centers characterized by larger anchors stores and smaller supportive retail uses
- **Neighborhood Retail and Commercial** – Includes small retailers and services, including convenience stores and restaurants as examples. Vertical retail is also envisioned for this land use
- **Office** – Accommodates a variety of office types
- **Automotive Commercial** – allows new automotive dealership and other related services in addition to the uses permitted in the High Retail Commercial areas
- **Public Facilities** and **Open Space** areas are also recognized in the plan.

In addition to new land use categories, the Plan makes the following recommendations in relation to Traffic Network Improvements:

- Traffic safety measures including roundabouts in key locations
- Closure of non-conforming road intersections
- A redesigned road network that will be easy to navigate
- Implementation of a new pedestrian and bicycle network

Please see the attached Draft (below) for more information regarding future Land Use Categories and Traffic Network Improvement recommendations.

[0211 Meeting\US 85\US 85 Overlay District Master Plan 2013 01 20.pdf](#)

RECOMMENDATION: Recommend approval of the US Highway 85 Overlay District Master Plan as an amendment to the City of Evans Comprehensive Plan and a guiding document for the redevelopment in the US Highway 85 Overlay District area.

ANALYSIS:

1. Background& Process:

In the last five months, staff members from Baseline Corporation have met with Sheryl Trent, Economic Development Director, members of City Council, the Evans Planning Commission, and local business and property owners to discuss the project. The feedback received from the aforementioned groups reflects current needs and issues within the Highway 85 Overlay District and provided a basis for the formation of the Master Plan document.

Initial ideas were drafted and presented at a joint City Council and Planning Commission meeting on October 15, 2013. The purpose of the meeting was to evaluate the direction of the document and to authorize the continuation of the project. The staff was asked to continue and prepare an initial draft of the Master Plan that would incorporate public opinion.

Staff from Baseline held a public input meeting Thursday, November 21, 2013 for all business and property owners located within the Highway 85 Overlay District. The purpose of this meeting was to gather feedback from owners in the area in regards to present conditions along the Highway 85 corridor as well as ideas, thoughts, and vision for its future. The meeting was held in an open house format. Three tables were positioned around the room each containing visual references for attendees to utilize. Maps that highlighted potential land uses and traffic improvements were provided as reference. The information gathered from this meeting helped inform staff on how to organize specific land use areas as well as how to re-direct future traffic throughout the corridor.

A second public meeting was held on Thursday, December 19, 2013. The purpose of this meeting was to confirm the ideas from the previous meeting and identify how they have been incorporated in the US 85 Overlay District Master Plan. Staff from Baseline presented this information through a PowerPoint presentation and held an additional question and answer session to verify if any other modifications to the plan could be made. Both public meetings notified business and property owners via mail and in total nine attendees were present at both of the two meetings.

Information presented at each meeting was posted to the City of Evans website for public review and comment. Additional instructions were provided for the public to make comments.

Staff has since created drafts Highway 85 Overlay District Master Plan. The Plan is divided into the following sections:

- Background and Vision
- Current Conditions
- Recommendations
- Proposed Land Uses
- Traffic Network Improvements

Vince Harris with Baseline Engineering gave a detailed introduction of this item and a slide presentation that included a detailed history of community involvement. He emphasized the U.S. Highway 85 Overlay District Master Plan (the "Plan") was a conceptual plan and until development occurs in the area the Plan would not be implemented.

[Highway 85 Overlay District presentation 2014-02-10\[1\].pptx](#)

Mr. Harris spoke of the future land use categories proposed in the 85 Corridor and of potential for retail; public facilities; open space; and traffic network improvements. He reported there have been discussions regarding creating roundabouts and spoke of the numerous benefits of roundabouts vs. traditional traffic signals. He further stated the double signal intersection at Highway 85 has been and will be closed in 2014 as previously identified as a City of Evans CIP (Capital Improvement Project). He commented closing/removing the road would be a great opportunity to redevelop the area for potential pedestrian and bike movement along the corridor.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval to the City Council a Comprehensive Plan amendment that would see the creation of the 2014 US Highway 85 Overlay District Master Plan, as provided herein. Staff makes these recommendations based on the following facts:

1. The proposed amendment is compatible with goals and policies of the City of Evans 2010 Comprehensive Plan. Specifically Goal 1: Orderly, Efficient Growth Pattern and Adequate Public Facilities, Including an Efficient Transportation System.

2. The plan provides further future land use guidance for the US 85 Overlay District. This area is identified as a Planning Focus Area in the 2010 Comprehensive Plan (section 3-16).
3. The Comprehensive Plan provides additional recommendations for traffic improvements. The 2010 Comprehensive Plan identifies US Highway 85 as a corridor that should receive additional public improvements and quality of design (section 3-17).

CITIZEN PARTICIPATION

Mr. Schoneck owner of property at 3725 West Service Road, expressed the following concerns:

- The Plan does not say its conceptual and would like to see the terminology changed to identify it as a conceptual plan
- Potential tenants not being allowed to locate on his property; the City has not called to tell him why their businesses are not being allowed
- Maintenance and Signage of the Bike Path
- Lack of Bike Path maintenance i.e., snow removal and surface repair
- Turn Lanes
- Need for additional Code Enforcement
- More outreach by Staff

After a lengthy discussion regarding uses in the 85 Corridor, definition of conceptual, Commissioner Phillips asked staff if all the property owners had been notified of the change in zoning uses and informed of the numerous opportunities to comment. Staff and Mr. Harris commented they had.

Mr. Harris clarified the Plan was conceptual and reiterated the Plan is a development plan for when development occurs.

Mr. Ratkai stated he would be available to talk to Mr. Schoneck and would find the answers to his question regarding the bike path.

Commissioner Eisele thanked Mr. Schoneck for coming and expressing his concerns.

Chairman Brothe stated he believed as Mr. Schoneck looks through the Plan he will be more in favor of it than opposed to it.

COMMISSIONER COMMENTS

Staff responded that there are no plans to cut through any property owners land.

Commissioner Phillips made a motion to recommend approval of the proposed amendment to the City of Evans 2010 Compressive Plan with the adoption of the US Highway 85 Overlay District Master Plan, as provided herein because it is in the best interest of the citizens of the City of Evans. Upon a second by Commissioner Griggs the motion was unanimously adopted.

6C. Introduction to the River Corridor Master Plan.

Dave Michaelson, Rock Creek Studio briefly introduced himself and his company and showed a slide presentation of the River Corridor Master Plan.

He discussed unique features of the corridor; materials that would be used; timeframe for completion; and a summit inviting any interested party to participate in. he stated the summit would include walking the proposed Plan and more information would be available soon.

[0211 Meeting\Evans River Corridor Master PlanPPT2.pptx](#)

GENERAL DISCUSSION

Mr. Ratkai stated that he would like to establish a monthly meeting being the second Tuesday of the month at 6:00 p.m. All Commissioners were in favor of the meeting date and time.

The Commission also agreed to a special meeting on Tuesday, February 25, 2014 at 6:00 p.m. to hear an item that was inadvertently not properly noticed for this hearing. He stated this item was time sensitive and all agreed to the meeting time and date.

ADJOURNMENT:

Chairperson adjourned the meeting at 8:35 p.m.